

Accessibility Standards

In 2007 the Minnesota State Building Code for Accessibility incorporated and amended Chapter 11 of the 2006 International Building Code, which resulted in changes to the accessibility requirements applicable to multifamily housing. In an effort to provide housing that reduces barriers for persons with disabilities and to be compatible with the 2007 State Accessibility Code, Minnesota Housing has adopted these standards.

These Accessibility Standards apply to all new construction multifamily developments containing four or more dwelling units or sleeping units that are financed by Minnesota Housing, including developments receiving only housing tax credits allocated directly by Minnesota Housing. Developments receiving tax credits from a local suballocator, and no other financing from Minnesota Housing, are exempt from this Standard; and only need to comply with the State Building Code provisions and the suballocator's requirements.

Regardless of whether or not the local jurisdiction has adopted the Minnesota State Building Code, all site improvements financed by Minnesota Housing must be in compliance with Minnesota State Building Code for Accessibility and other applicable zoning/regulations. Where two standards govern the same condition, conformance to the most restrictive standard is required.

Purpose:

Promote housing that reduces physical barriers for persons who are physically disabled.

Requirements:

1. A minimum of three percent (3%) of the total units (with its fraction rounded up) in the development must be designed and constructed to meet accessibility requirements for a 'Type A' unit as promulgated by the Minnesota State Building Code for Accessibility. This 3% requirement applies to two story townhouses as well as all other types of multifamily dwelling units or sleeping units.
2. Any required 'Type A' unit that is either a two story townhouse or some other type of two story dwelling unit shall have a minimum of two sleeping rooms be accessible.
3. Where three or more 'Type A' units are required, at least one 'Type A' unit shall be provided with an accessible roll-in shower.
4. If grab bars are not installed at time of initial occupancy in any 'Type A' unit as permitted by code, the Owner shall be responsible for installing code-compliant grab bars immediately upon request by a resident.
5. Accessibility Standards shall apply to rehabilitation and adaptive reuse projects to the maximum extent feasible, and as mandated by the local code official.
6. These Accessibility Standards are in addition to the State of Minnesota Visitability Statute described further under "Visitability Standards".